146.0	0005	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,100 /	778,100
					USE VALUE:	778,100 /	778,100
					ASSESSED:	778,100 /	778,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IBSEN JOHN CHARLES
Owner 2:	UY ELAINE BERYL
Owner 3:	
Street 1:	181 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LI FANG & -
Owner 2:	ZHU YU -
Street 1:	181 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Wood Shingle Exterior and 1673 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	332,800	3,700	441,600	778,100
Total Card	0.101	332,800	3,700	441,600	778,100
Total Parcel	0.101	332,800	3,700	441,600	778,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.15 | /Parcel: 465.15

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96274
GIS Ref	
GIS Ref	
Insp Date	01/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	332,800	3700	4,400.	441,600	778,100		Year end	12/23/2021
2021	101	FV	322,900	3700	4,400.	441,600	768,200		Year End Roll	12/10/2020
2020	101	FV	322,900	3700	4,400.	441,600	768,200	768,200	Year End Roll	12/18/2019
2019	101	FV	242,900	3700	4,400.	414,000	660,600	660,600	Year End Roll	1/3/2019
2018	101	FV	243,900	3700	4,400.	342,200	589,800	589,800	Year End Roll	12/20/2017
2017	101	FV	210,400	3700	4,400.	314,600	528,700	528,700	Year End Roll	1/3/2017
2016	101	FV	210,400	3700	4,400.	287,000	501,100	501,100	Year End	1/4/2016
2015	101	FV	198,300	3700	4,400.	281,500	483,500	483,500	Year End Roll	12/11/2014

!11457!

PRINT

Date	Time
12/30/21	12:33:05

LAST REV

Date	Time
06/03/19	09:46:10
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11457

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI FANG &,	69298-323		5/18/2017		750,000	No	No		
LI FANG,	58449-68		2/8/2012	Convenience	1	No	No		
FREUDENREICH CA	52473-329		3/27/2009		476,500	No	No		
STERN LAWRENCE	35774-102		6/27/2002		461,000	No	No		
	20889-285		11/1/1990		178,000	No	No		Y

USER DEFINED

Prior Id # 1:	96274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2019	61	Insulate	6,000	C				
6/1/2004	575	Re-Roof	9,450					

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2018	SQ Returned	MM	Mary M
1/13/2018	Inspected	BS	Barbara S
12/16/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Measured	336	PATRIOT
10/10/2002	MLS	MM	Mary M
11/22/1999	Meas/Inspect	153	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,602	Spl Credit		Total:	441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27769005
Const Adj.:	1.01989794
Adj $ / SQ:	175.920
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408811
Depreciation:	76039
Depreciated Total:	332772

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

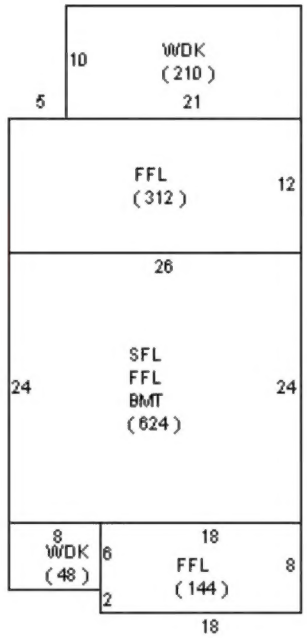
Totals		
1	6	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.92
Special Features:	0	Val/Su Net:	130.25
Final Total:	332800	Val/Su SzAd	198.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	175.920	189,994
BMT	Basement	624	52.780	32,932
SFL	Second Floor	593	175.920	104,286
WDK	Deck	258	10.070	2,599

Net Sketched Area:	2,555		Total:	329,811	
Size Ad	1672.7999	Gross Area	2586	FinArea	1673

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

146.0-0005-0016.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1950	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700